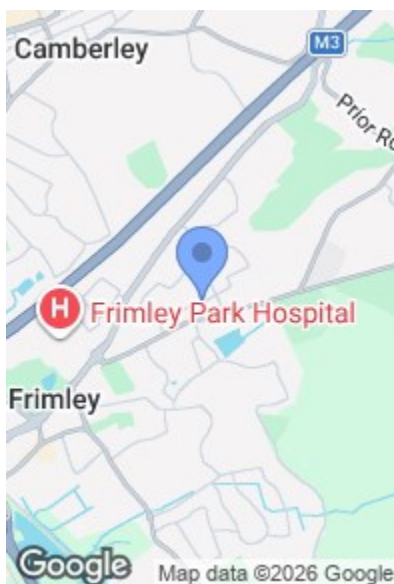
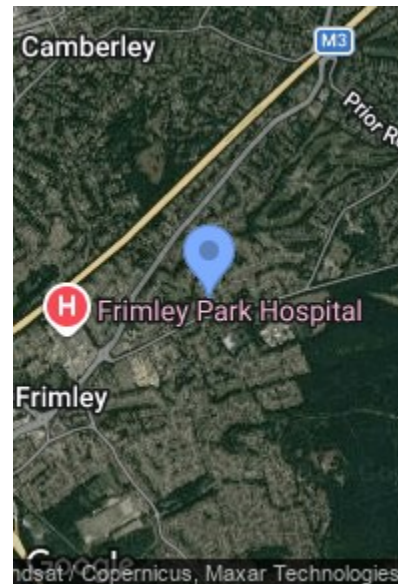




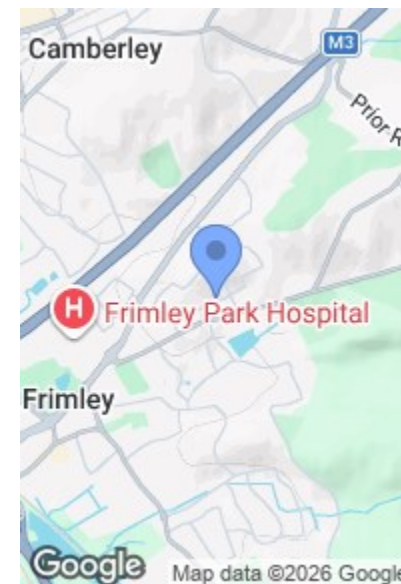
ROAD MAP



HYBRID MAP



TERRAIN MAP

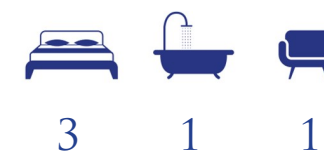


MEADWAY, FRIMLEY, CAMBERLEY GU16
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	67	78
EU Directive 2002/91/EC		





MAIN FEATURES

- Semi Detached Property
- Three Bedrooms
- Driveway Parking & Garage
- Fully Insulated Bar
- Close To Local Amenities
- Very Well Presented
- Open Plan Living
- Sought-After Location
- Good-Sized Garden
- Close To Well-Regarded Schools

FULL DETAILS

Entrance Hallway

Enter via front door, tiled flooring, wall panelling and stairs leading to the first floor.

WC

Wash hand basin, low level WC, tiled walls and tiled flooring.

Living/Dining Room

Dual aspect, amtico flooring, wall panelling and sliding door leading to the garden.

Kitchen

Range of base and eye level units, sink, dishwasher, gas hob, extractor hood, oven/grill, boiler and space for; washing machine and fridge/freezer. Partly tiled walls and amtico flooring.

First Floor Landing

Carpet flooring.

Bedroom One

Front aspect, storage and carpet flooring.

Bedroom Two

Rear aspect and carpet flooring.

Bedroom Three

Front aspect and carpet flooring.

Bathroom

Bath with shower, low level WC, wash hand basin, heated towel rail, tiled flooring and partly tiled walls.

To The Front

Driveway parking and access to the garage. Steps leading to the front door.

Garage

Power and lighting.

To The Rear

Patio area, decked area and a raised lawned area. Pathway leading to the;

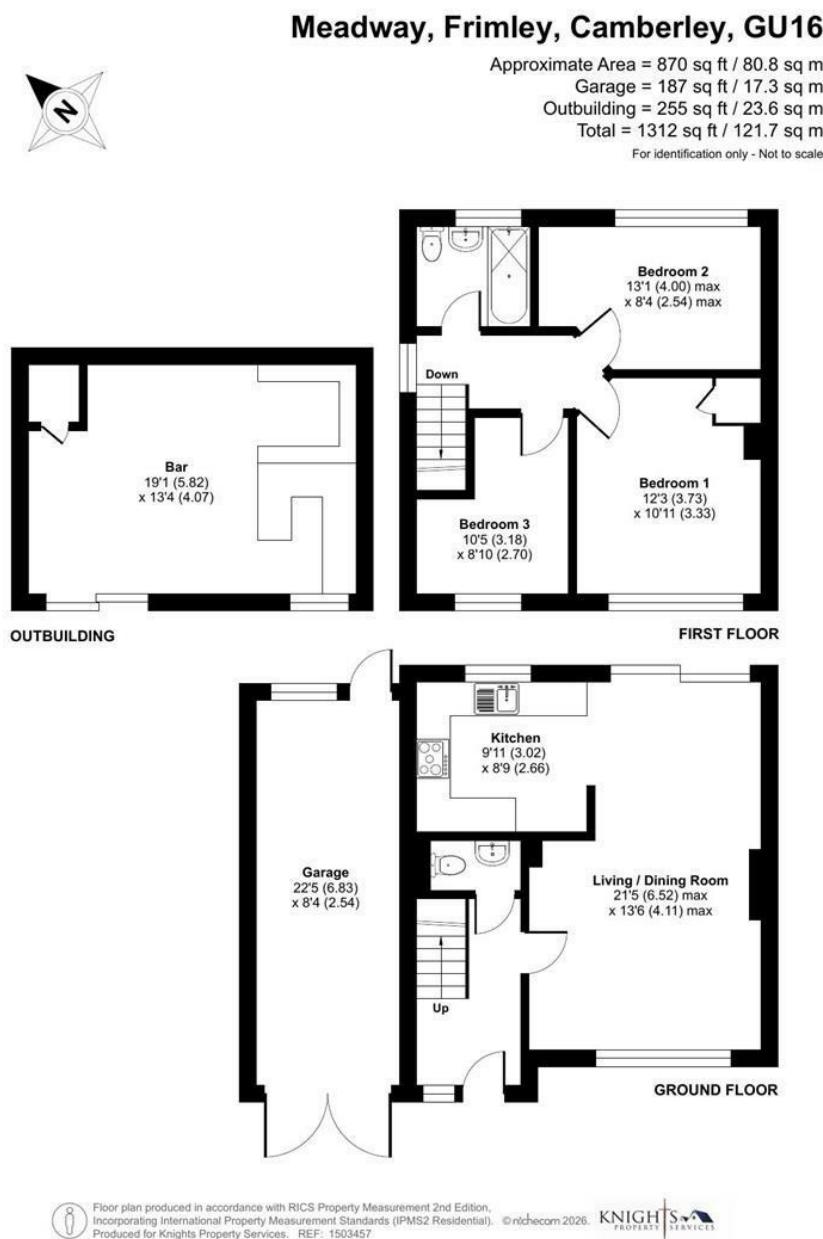
Bar

Fully insulated, laminate flooring and tiled flooring around the bar with work tops and units.

Council Tax

Band D.

FLOORPLAN



MEADWAY, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - Knights are excited to market for sale this bright and spacious three bedroom semi detached home, tucked away at the end of a quiet cul-de-sac in a sought-after area of Frimley. The property presents an excellent opportunity for buyers looking to create a larger family home, with fantastic potential to extend, subject to the necessary planning permissions (STPP). The ground floor has a stunning open plan living/dining room leading seamlessly into the modern kitchen. To complete the ground floor there is a convenient WC. To the first floor there are two double bedrooms, a further single bedroom and a bathroom. Externally the very well presented property continues to impress with a spacious rear garden, predominantly laid to lawn with a patio area. A standout feature to mention is the spacious and fully insulated bar, ideal for entertaining. To the front of the property there is driveway parking and access to the garage. As well as being ideally situated for a range of local amenities and transport links, it is also close to well-regarded schools such as The Grove and Tomlinscote. A viewing is highly recommended.